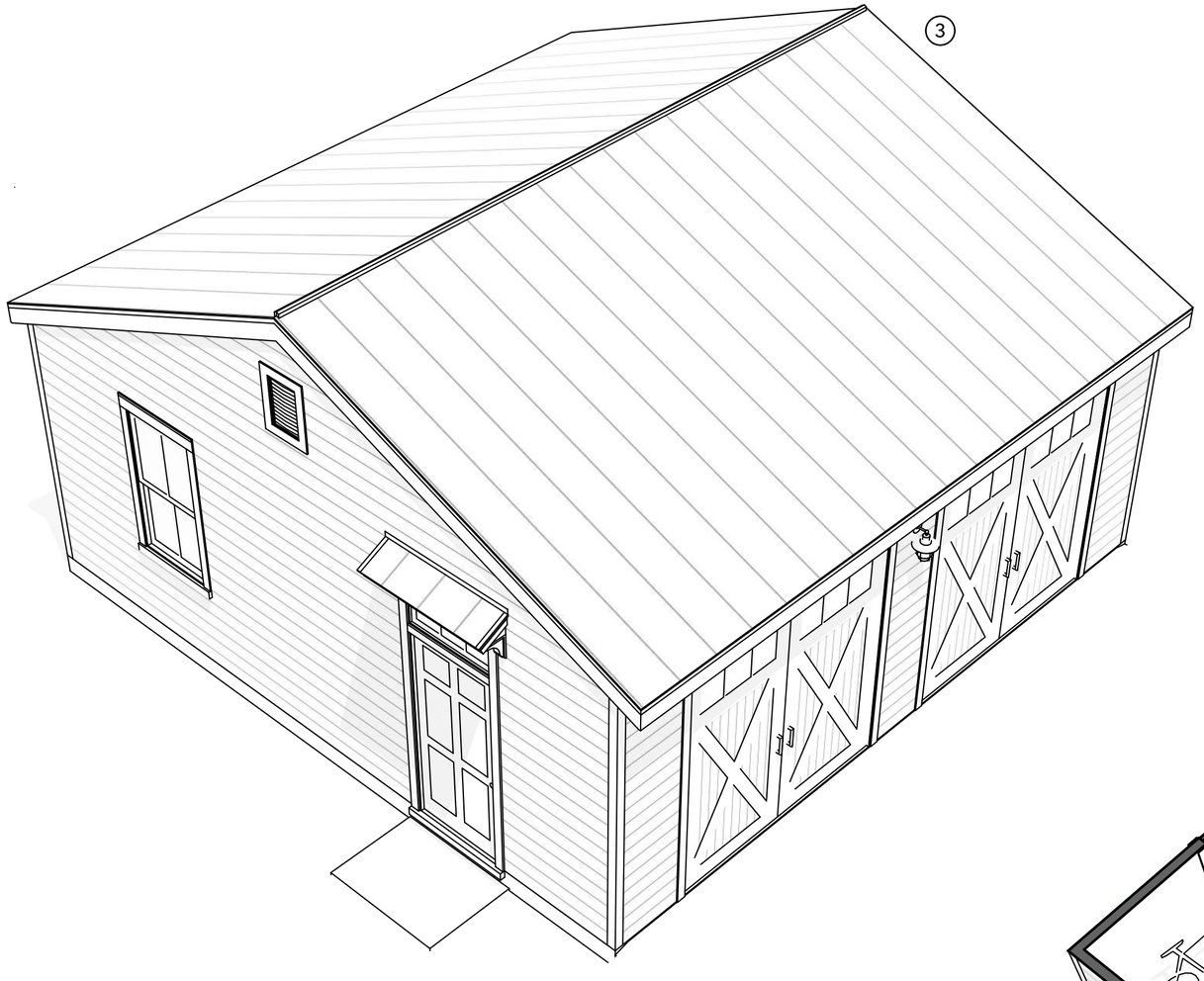
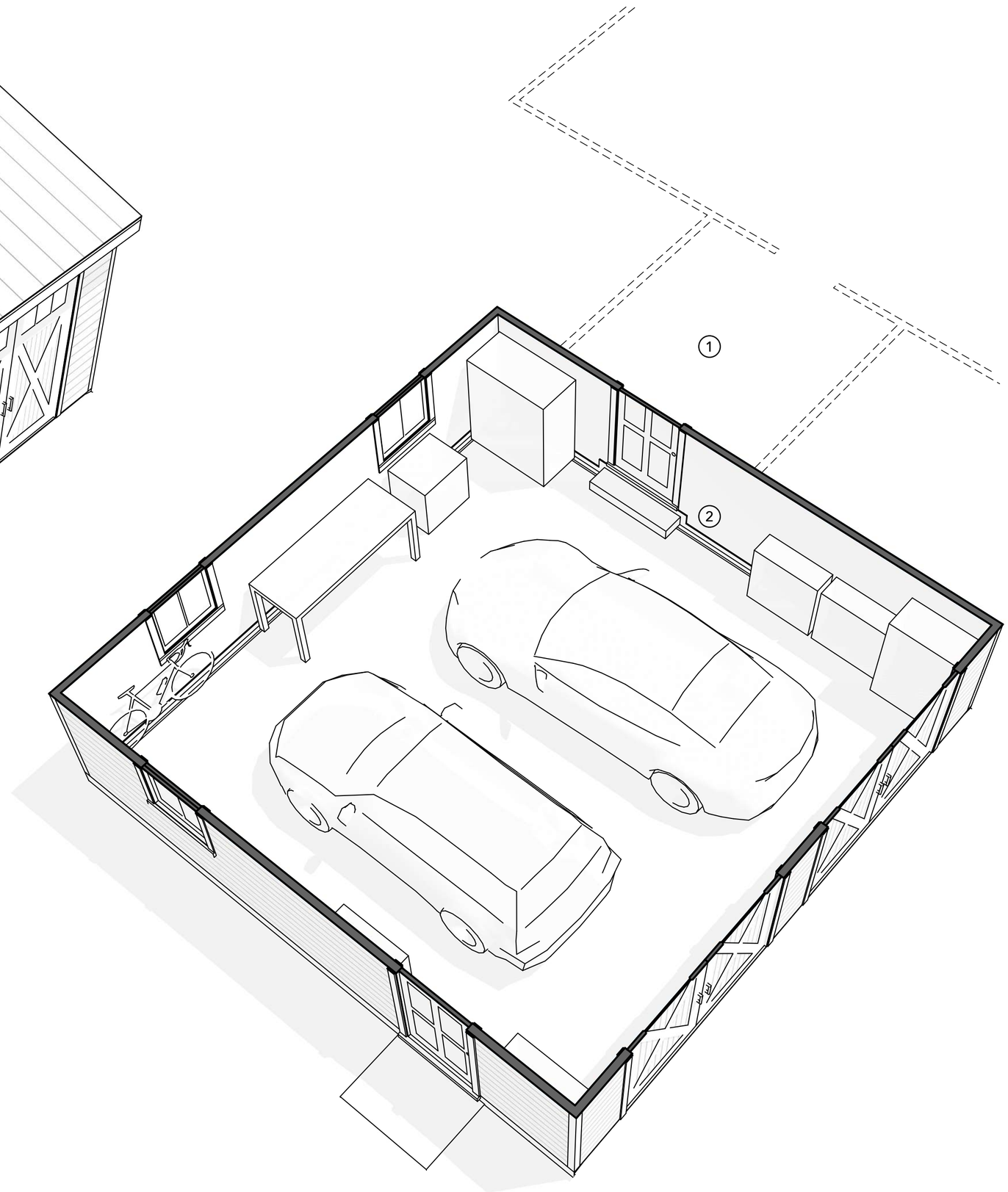




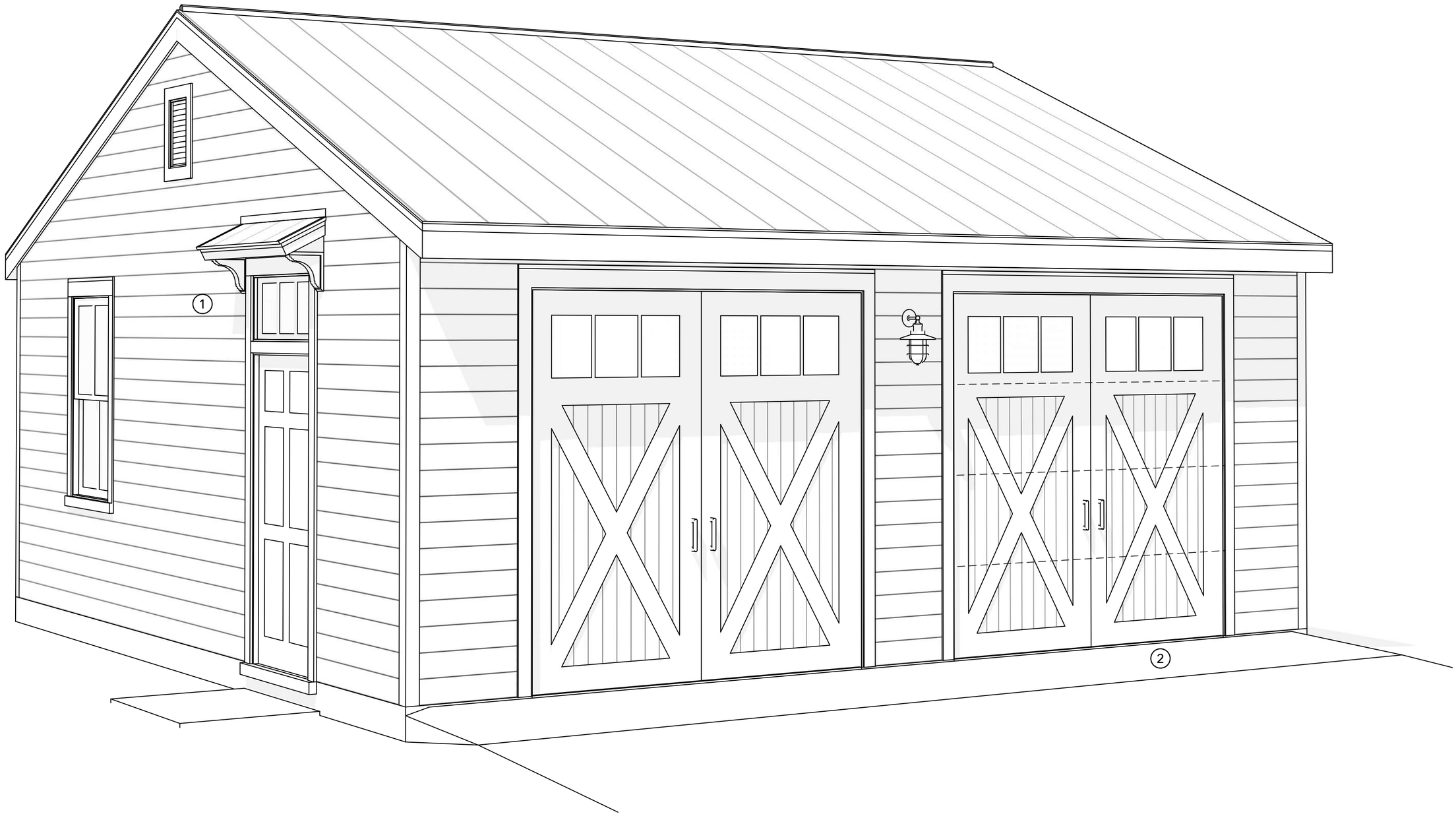
Some places belong in the background. As such, this garage is designed to be unnoticed. Still, the most bland places can also be where the most exciting things happen. Stripped of any obligation to impress people, a garage can be the most adaptable part of a house. It can be where your startup is born. Where you learn new hobbies. Or converted into an apartment for family and guests.

THE SIMPLEST GARAGE

PLAN & OVERVIEW

A DESIGN BY JAY OSBORNE

The concept is simple: Make it inconspicuous and adaptable. Basic strategies: **(1)** A standalone design can be oriented based on the site. Want to attach it to the main house? Use a hyphen. That won't block so many windows. **(2)** Extra headroom lets you to make a future floor platform (makes renovations significantly easier). **(3)** A low roof is cheap to build and won't intrude in views.



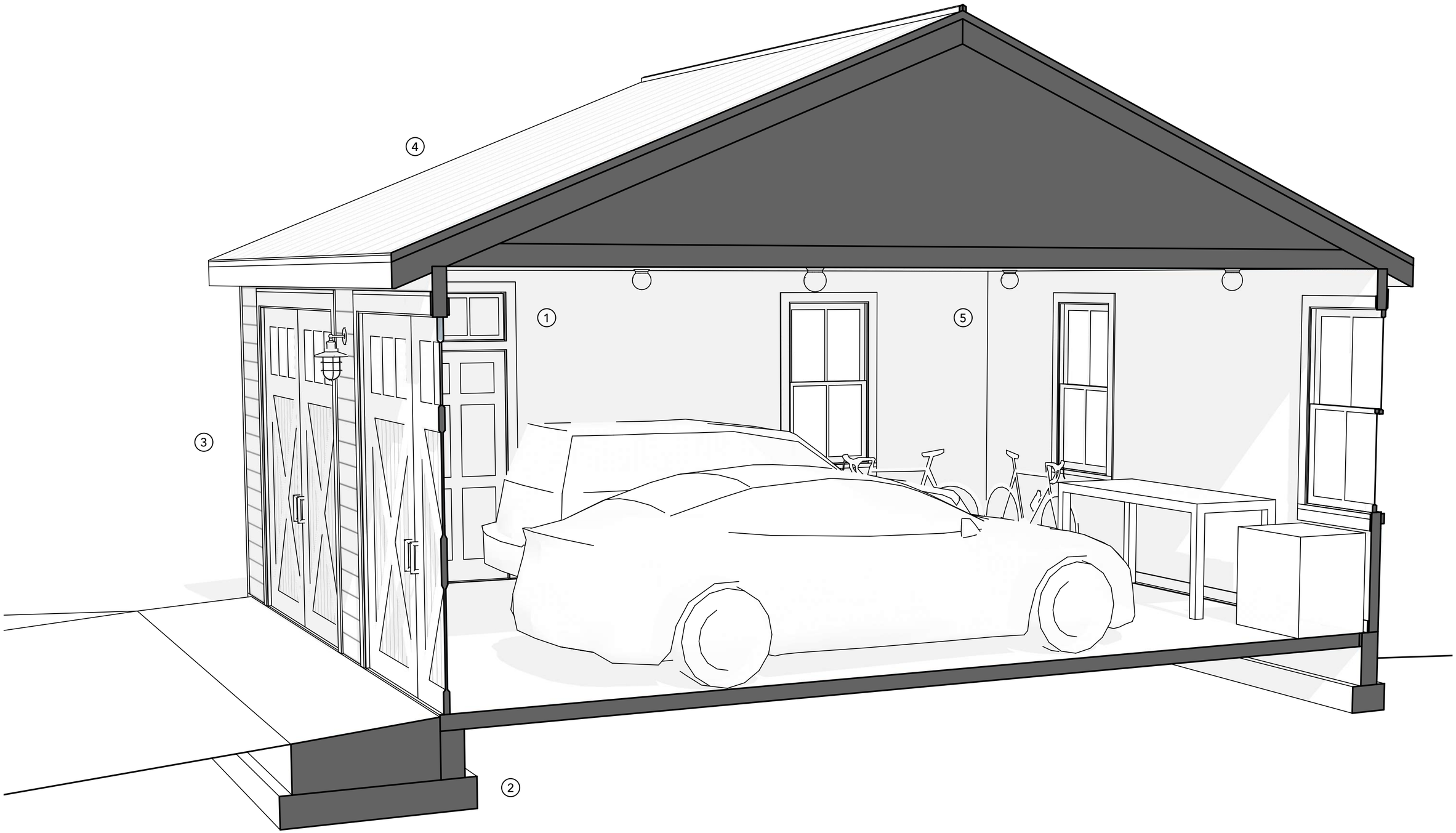
I'm adding this simple structure to my village of open-source house plans because sometimes, simplicity is all you need. This is just a baseline standard. I'm also designing a conversion– to make it a wheelchair-accessible apartment (or a first-floor bedroom suite, if you omit the kitchenette). It can be attached to the main house using one of several hyphen designs which I'm also designing.

THE SIMPLEST GARAGE

EXTERIOR VIEW

A DESIGN BY JAY OSBORNE

(1) Fundamentally, all doors should be under a roof overhang. This increases the longevity of the house, reducing rot, which also discourages bugs. A simple awning is built using a couple of corbels. A transom raises the door's structural height. That lets you later add a floor platform, so this can be a conditioned area.
(2) The garage doors can be segmented, roll-up doors, using the same design.



THE SIMPLEST GARAGE

INTERIOR VIEW

A DESIGN BY JAY OSBORNE

(1) Windows and doors have tall head heights, anticipating a future conversion. This allows a floor platform to be built over the concrete slab. A raised floor level (same level as the house) makes plumbing, ductwork, and insulation a lot easier.
(2) The footings must go below the frost depth, possibly lower than shown here. In some circumstances, insulation wings can reduce the depth of the foundation.

(3) The large doors can become bay (or picture) windows in future renovations.
(4) The roof is as simple and economical as possible. It can be built with trusses. The slopes are low (5:12) so they won't block views. They can be lowered to 4:12.
(5) Windows need to be on at least two sides. Always anticipate one wall might be covered by a future addition. So the largest doors also include glass panels.

FLOOR PLAN NOTES

F1. DOUBLE DOORS CAN INSTEAD BE SEGMENTED ROLL-UP DOORS. EXTERIOR APPEARANCE WILL LOOK THE SAME FOR EITHER OPTION.

F2. DEPENDING ON SITE ORIENTATION, LARGE DOORS CAN BE PUT ON THIS ADJACENT WALL. AND/OR PLAN CAN BE MIRRORED. IF LARGE DOORS ON THIS SIDE, EXTEND ROOF OVERHANG OR ADD AWNINGS.

F3. DROP SHOULD BE 12-15". ANY MORE, AND YOU NEED A LANDING. ANY LESS, THEN FUTURE FLOOR PLATFORM WILL BE TOO SMALL. A PLATFORM LETS YOU CONVERT GARAGE INTO CONDITIONED SPACE. OMIT THIS DOOR IF THERE IS NO HYPHEN CONNECTING TO HOUSE.

F4. LIGHT PLACEMENTS SHAN'T INTRUDE W/ ROLL-UP DOOR OPTION.

FOUNDATION / ROOF PLAN NOTES

P1. **ROOFING:** MATCH HOUSE IF ITS ROOFING IS DESIRABLE. ALTERNATE OPTIONS: 5V GALVALUME PANELS. IF BUDGET ALLOWS: STANDING SEAM METAL PANELS (16"). TO SAVE COSTS, USE CORRUGATED STEEL– WAVY & ROUNDED – NOT SQUARISH.

P2. A REAL FOUNDATION PLAN MUST BE SITE-SPECIFIC, ACCOUNTING FOR SOIL TYPE, FLOODING, TERRAIN, FROST DEPTH, EARTHQUAKES, AND OTHER LOCAL FACTORS.

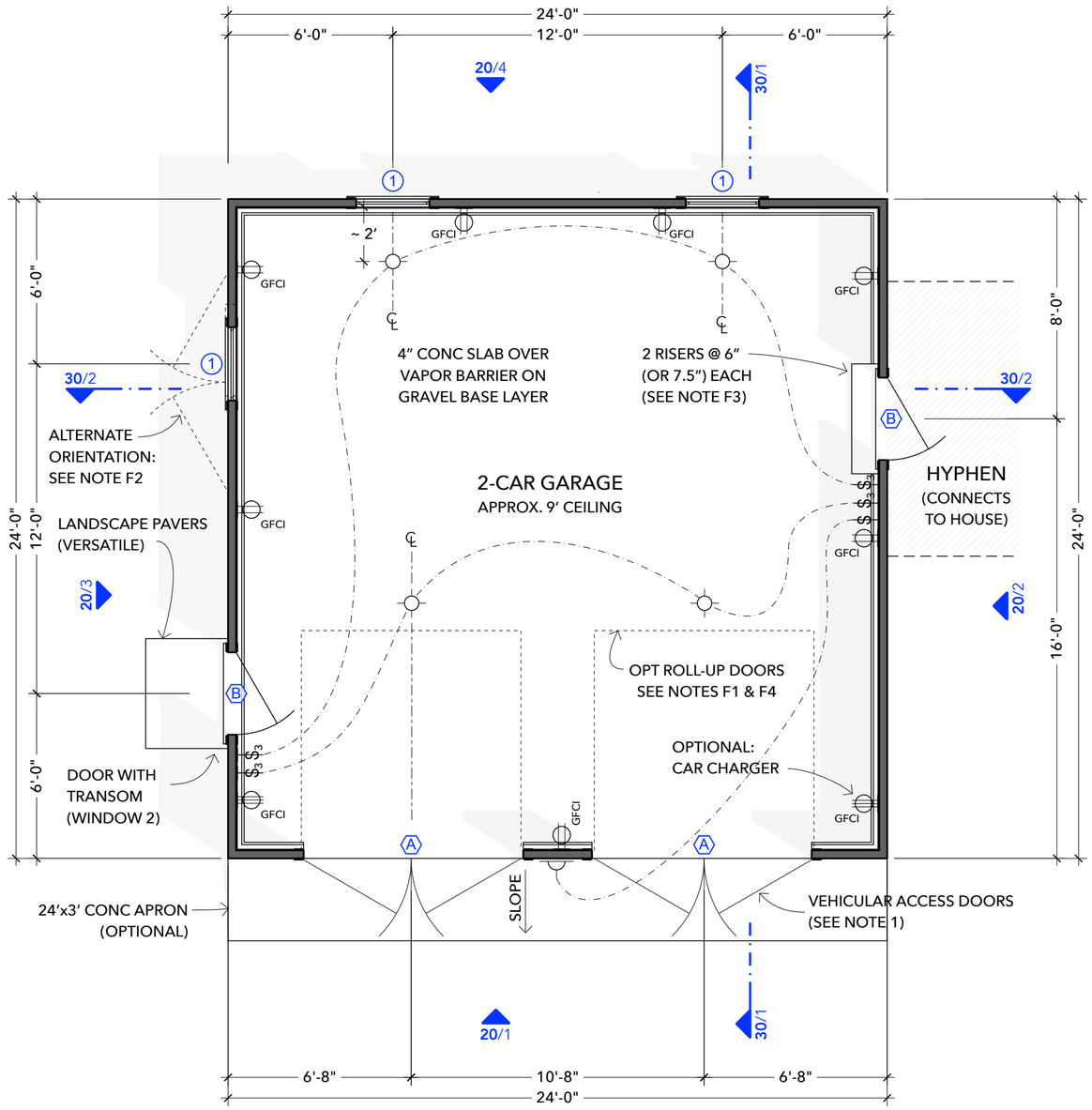
P3. INCLUDE 1-3" XPS INSULATION BETWEEN STEM WALL & SLAB, BASED ON CLIMATE, FOR THE POTENTIAL OF THIS GARAGE BECOMING A FUTURE CONDITIONED SPACE. THE ADDED COSTS ARE TINY COMPARED TO THE ENORMOUS POTENTIAL BENEFITS.

DOORS

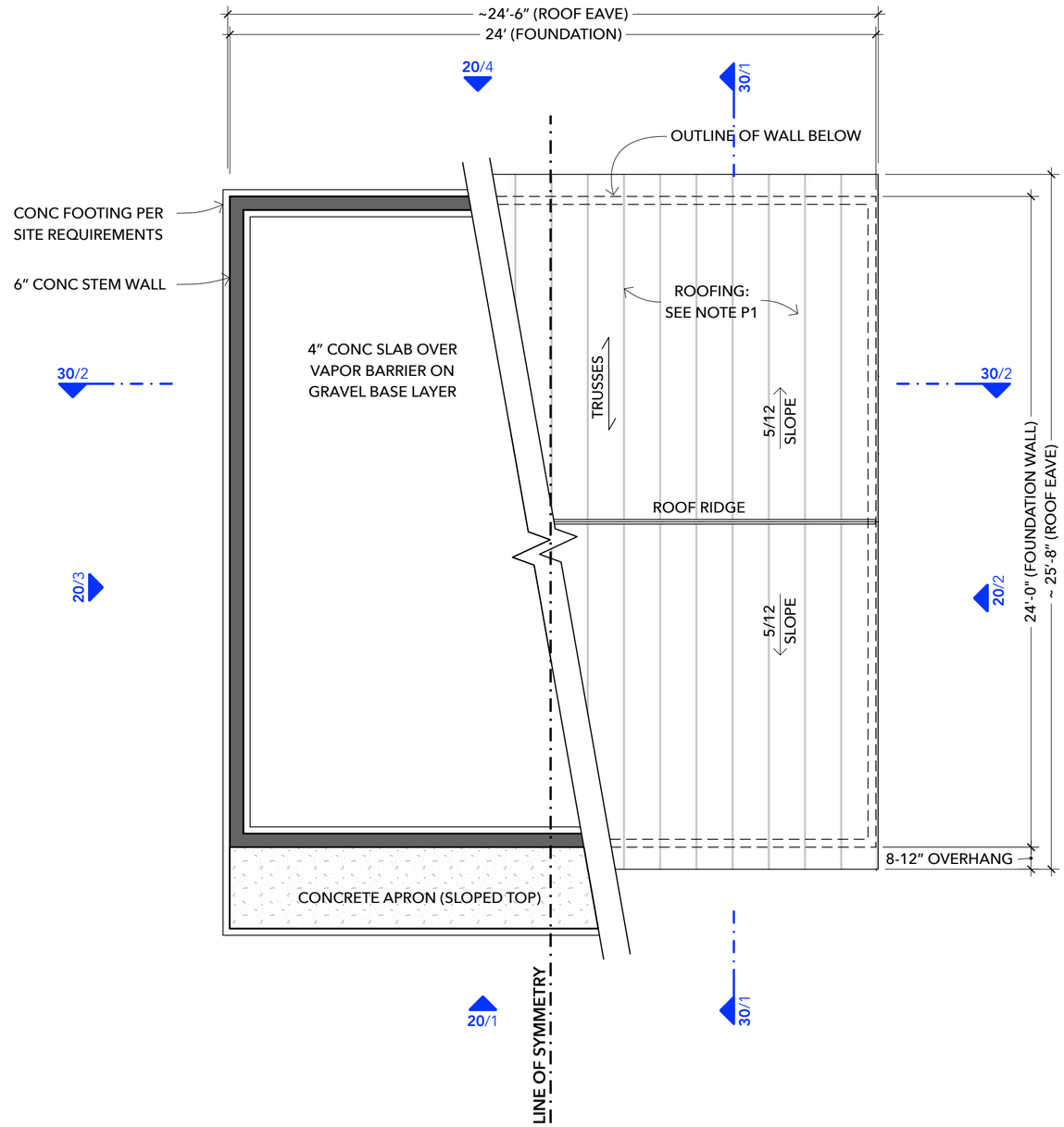
- (A) 96x96 DBL GARAGE DOORS (NOTE 1)
- (B) 36x80 6-PANEL EXTERIOR DOOR

WINDOWS

- (1) 32x60 DH WINDOW 2/2 DIVIDED LITES
- (2) 36x16 AWNING WINDOW (3 DIV LITES)



1 FLOOR PLAN / ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"



2 FOUNDATION PLAN & ROOF PLAN
SCALE: 1/4" = 1'-0"

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PLAN VIEWS

ELEVATION NOTES

1. VEHICLE DOORS ON SIDE CAN BE EITHER ROLL-UP DOORS OR HINGED DOUBLE DOORS. PANEL AND GLAZING LAYOUT WOULD BE THE SAME FOR EITHER OPTION. THESE HIGH DOORS ARE INTEGRAL TO THE DESIGN, WHICH IS MADE TO ADAPT.

2. A 12x12 or 10x10 HYPHEN CAN BE USED TO ATTACH THE GARAGE TO THE HOUSE.

3. CORBELLED AWNING @ DOOR IMPROVES THE LONGEVITY OF THE STRUCTURE.

4. DO NOT "PORK CHOP" THE ROOF EAVES. MAKES IT LOOK MODERN, CHEAP, LAZY.

4. **DOORS**: TRIM: WOOD OR FIBER CEMENT: 1x4 SIDE, 2x6 UPPER (W/ DRIP FLASHING), 3" SILL. MARVIN ULTIMATE SERIES FOR HUMAN-SCALED DOORS.

5. **WINDOWS:** DOUBLE HUNG W/ DIVIDED LITES, MARVIN ULTIMATE SERIES. TRIM: SOLID WOOD OR FIBER CEMENT: 1x4 SIDE, 2x6 UPPER, 3" SILL. TRANSOM WINDOW OVER DOOR SHALL BE OPERABLE.

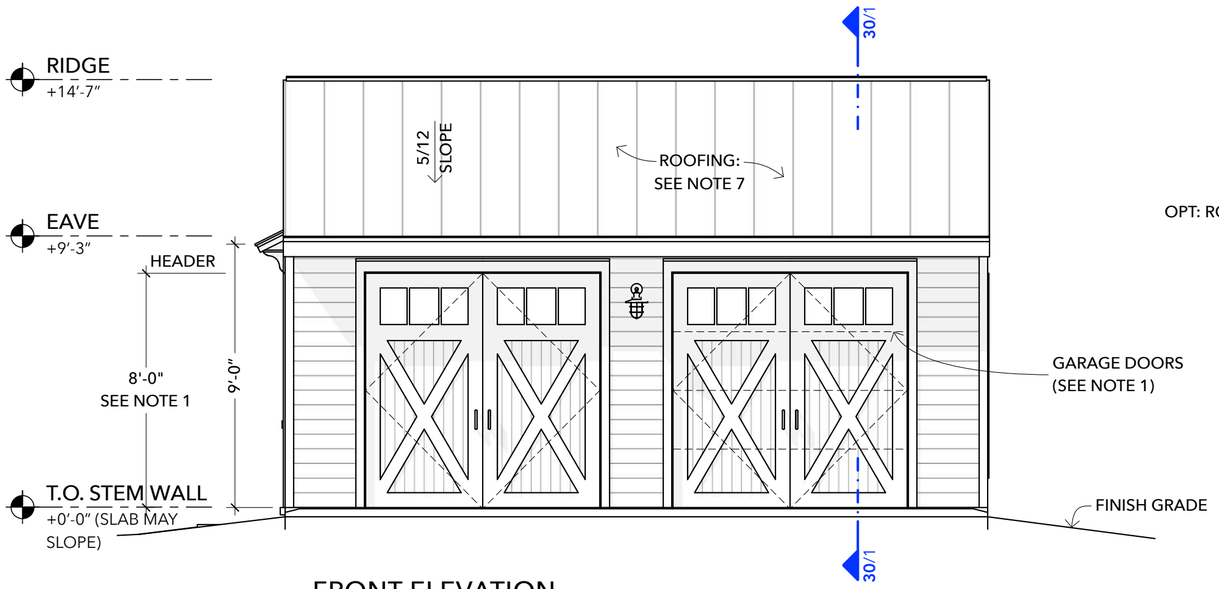
6. **SIDING:** MATCH HOUSE MATERIALS, UNLESS IT'S VINYL. VINYL SIDING IS FORBIDDEN, AS IT RUINS ALL DETAILING AND MAKES A BUILDING LOOK LIKE A CHEAP PLASTIC TOY. WOOD IS IDEAL, BUT FIBER CEMENT CLAPBOARD SIDING (LIKE JAMES HARDIE: ARTISAN SERIES) MAY BE PREFERRABLE.

7. **ROOFING:** SEE ROOF PLAN NOTE *P1* ON SHEET/DIAGRAM **10/2**.

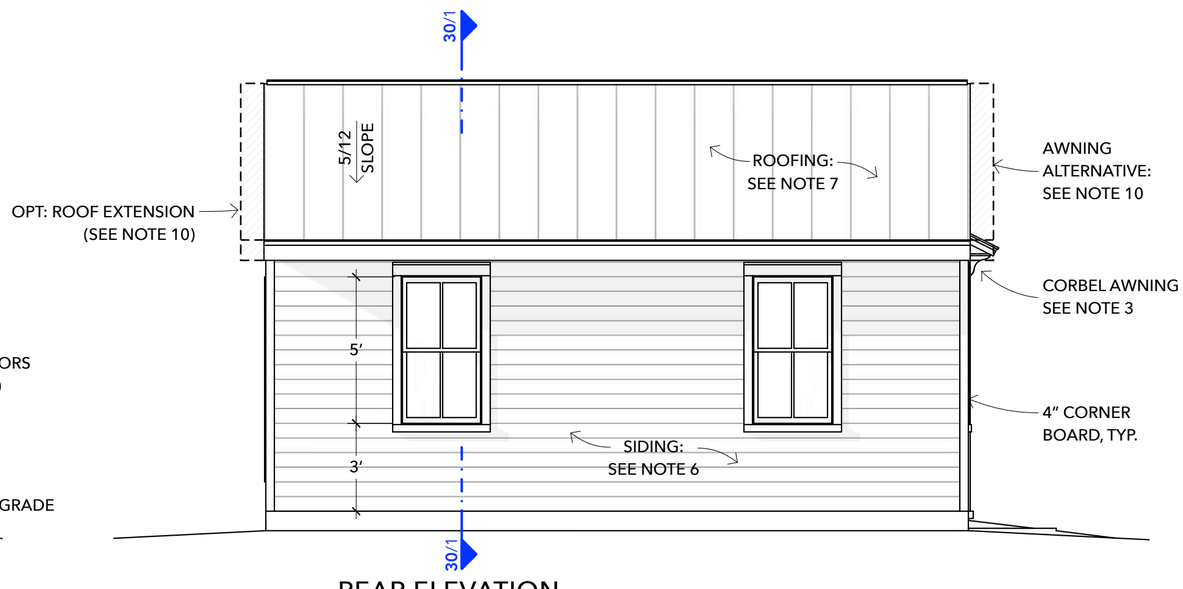
8. DOOR TRANSOM IMPROVES DAYLIGHTING AND NATURAL VENTILATION, BUT HERE IT IS MAINLY FOR THE FUTURE CONVERSION OF THE GARAGE INTO A CONDITIONED SPACE. A HIGHER HEADER HEIGHT MAKES IT EASIER TO BUILD A FLOOR PLATFORM OVER THE CONCRETE SLAB, WHICH WILL DRAMATICALLY REDUCE THE COSTS OF ADDING INSULATION, DUCTWORK, AND PLUMBING INTO IT. OTHER OPTIONS: 1) AN 8-FOOT TALL DOOR. 2) FRAME THE HEADER TO BE AT 8 FEET, FILL BELOW.

9. ROOF VENTS: 12x18 INCHES. ONE OR BOTH GABLE VENTS MAY NOT BE NEEDED. AT THE HYPHEN, IT MAY BE BEST TO OMIT THIS VENT TO PREVENT SNOWMELT OR SPLASHING RAIN FROM ENTERING. ALSO, THAT IS AN EXCELLENT REASON TO EXTEND THE ROOF OVERHANG AT THE GABLE ENDS.

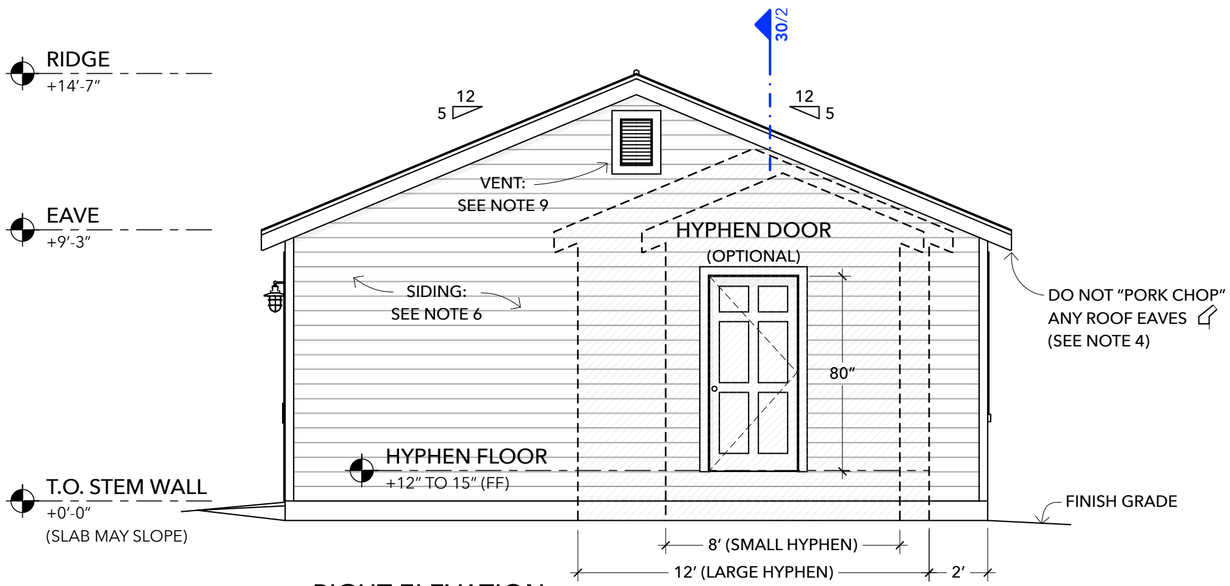
10. SIDE OVERHANGS MAY BE EXTENDED 8-12 INCHES, TO INCREASE THE STRUCTURE'S LONGEVITY.



1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



3 REAR ELEVATION
SCALE: 1/4" = 1'-0"



2 RIGHT ELEVATION
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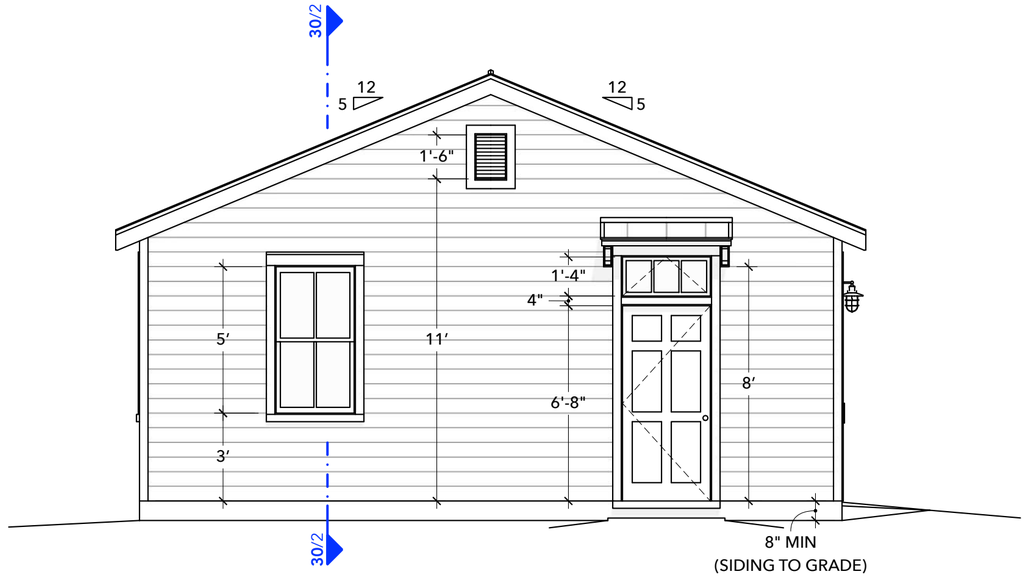

4 LEFT ELEVATION
SCALE: 1/4" = 1'-0"

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ELEVATION VIEWS

SECTION NOTES

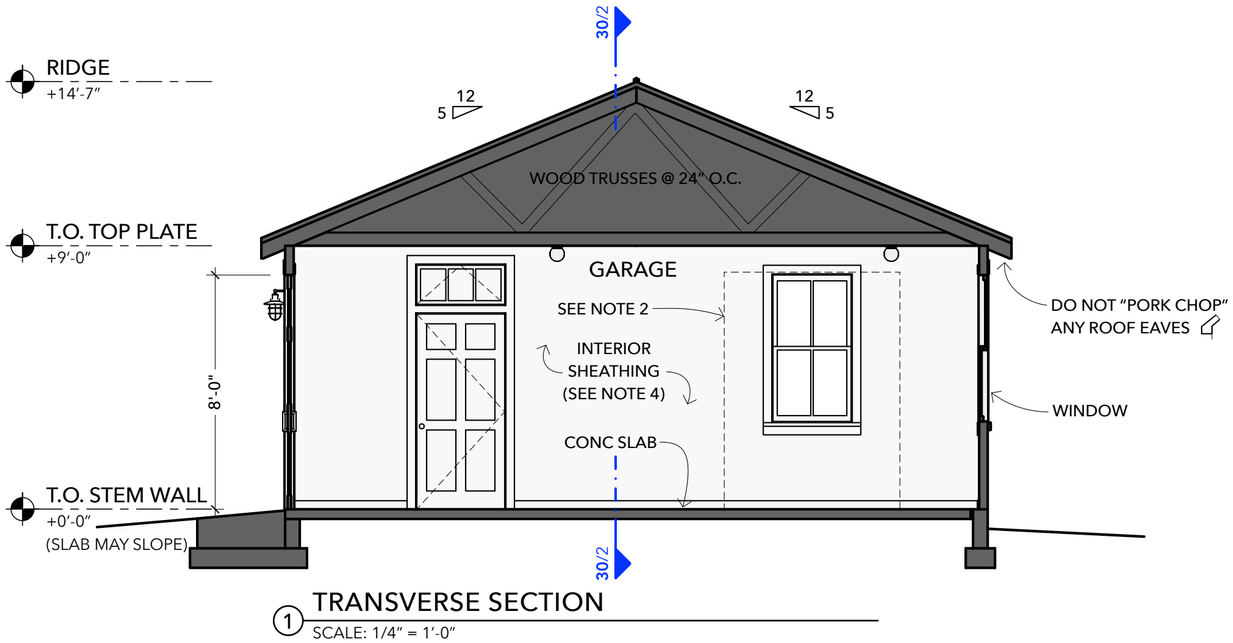
1. DOORS AND WINDOWS HAVE HIGH HEADERS TO ALLOW THIS GARAGE TO BE CONVERTED TO A CONDITIONED SPACE IN THE FUTURE. TO BUILD A CONVERSION IN A COST-EFFECTIVE WAY, THE BEST STRATEGY IS A RAISED FLOOR PLATFORM. THAT LETS YOU ADD PIPING, DUCTWORK, AND INSULATION WITHOUT MUCH TROUBLE. SO WHETHER YOU WANT AN OFFICE, CRAFT STUDIO, OR APARTMENT, THIS IMPROVES THE ADAPTABILITY– AND THEREFORE THE LONGEVITY– OF THIS STRUCTURE. AND FOR A REMARKABLY SMALL ADDED COST.

2. IF A CONVERSION IS EXPECTED IN THE FORESEABLE FUTURE, LARGER OPENINGS MAY BE FRAMED IN ADVANCE (TO AVOID COSTLY STRUCTURAL MODIFICATIONS).

3. THIS OPEN-SOURCE DESIGN WILL BE ACCOMPANIED WITH HYPHEN DESIGNS, AS WELL AS PLANS FOR CONVERTING THIS INTO AN APARTMENT OR BEDROOM SUITE.

4. INTERIOR WALLS ARE DEPICTED SHEATHED, BUT THE STUDS CAN BE EXPOSED. THE MOST ADAPTABLE SHEATHING IS T&G BEADBOARD (WHICH CAN BE REUSED). THE LEAST EXPENSIVE IS GYP BOARD, WHICH MAY BE REQ'D FOR FIRE REASONS.

5. IN COLD CLIMATES WITH LOW FROST DEPTHS, IT MAY BE POSSIBLE TO INCLUDE WINGS OF SUBGRADE RIGID INSULATION (EXTENDED OUT FROM THE PERIMETER) TO REDUCE TO REQ'D FOOTING DEPTH. CONSULT LOCAL CODES (& OFFICIALS).



1 TRANSVERSE SECTION
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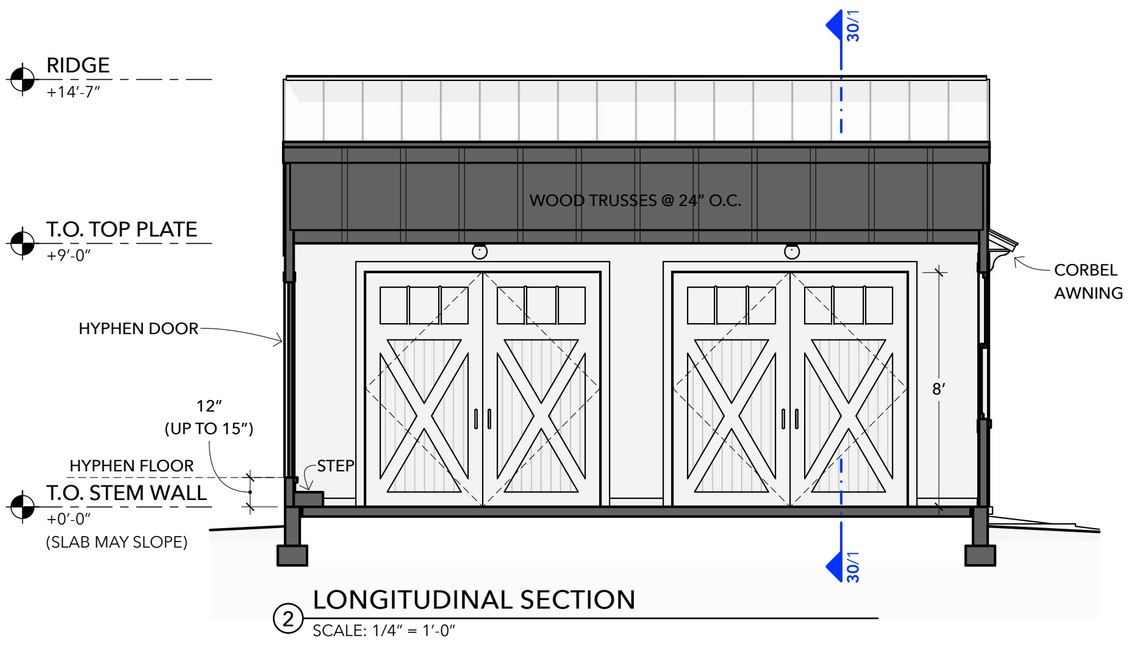

2 LONGITUDINAL SECTION
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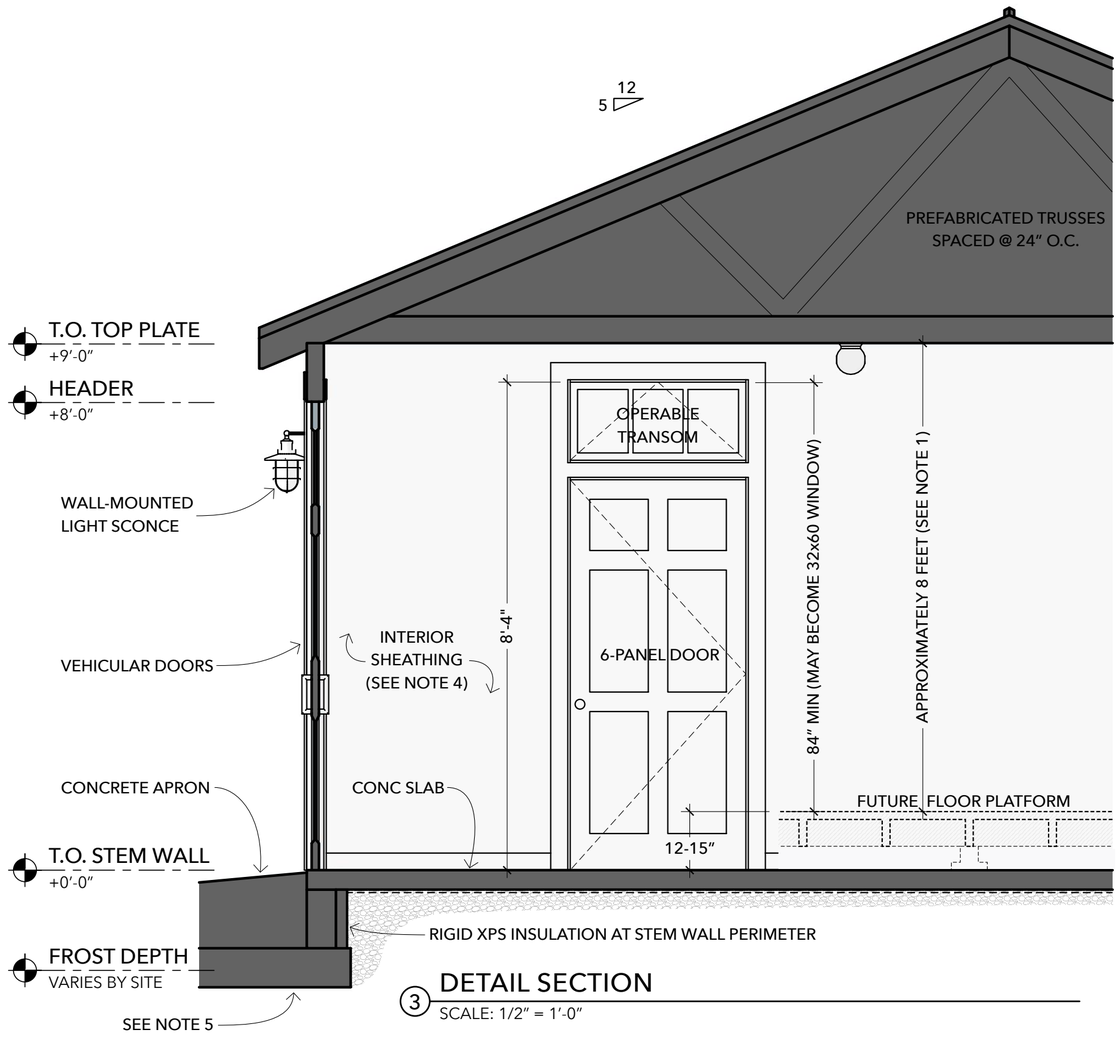

3 DETAIL SECTION
SCALE: 1/2" = 1'-0"

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